

**UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF OHIO  
WESTERN DIVISION**

RESIDENTIAL WARRANTY	:	Case No. 1:19-cv-1065
COMPANY, LLC, <i>et al.</i> ,	:	
	:	
Plaintiffs,	:	Judge Timothy S. Black
	:	
vs.	:	
	:	
POTTERHILL HOMES, LLC, <i>et al.</i> ,	:	
	:	
Defendants.	:	

**CONDITIONAL ORDER OF DISMISSAL**

The Court being advised that the parties have reached an agreement to settle this civil action in the presence of Magistrate Judge Karen L. Litkovitz;

It is **ORDERED** that all claims in this action are hereby **DISMISSED** with prejudice, provided that any of the parties may, upon good cause shown within 30 days, move to reopen the action if settlement is not consummated. Also, if desired, the parties may timely move to substitute a judgment entry contemplated by the settlement agreement.

The Court expressly and explicitly retains jurisdiction to enforce the settlement agreement of the parties.

**IT IS SO ORDERED.**

Date: 10/27/2020

*s/Timothy S. Black*  
Timothy S. Black  
United States District Judge